



***LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT***

PUBLIC HEARING: MARCH 19, 2012
AGENDA ITEM 6C

THLP-2011-0014
R-HD, H-1 Overlay District
Frank & JoAnn Pearson, Applicant/Owner
Sgarrella Brothers Construction, Contractor

Address: 214 N. King Street

Project: Remove existing rear porch; install new rear porch with stairs and patio

ISSUE

The building which is a contributing structure dates to 1890-1905. This application is for the demolition of the existing rear porch and to allow construction of a new 12' x 16' (192 s.f.) screen porch addition with stairs leading to a new patio and walkways.

STAFF ASSESSMENT

The proposed screen porch addition appears to meet the design guidelines relative to location, massing, style and design. The addition is at the rear of the structure and is blocked from public street view by the house itself and the close proximity of the neighboring residences. The addition does not visually over power the existing structure. The proposed roofline appears compatible with the existing roofline.

The addition does raise questions about certain materials being used as proposed. The cement fiberboard is allowed and has been used elsewhere in the district. Does the Board feel the grained type proposed is acceptable versus the ungrained (smooth) that the Design Guidelines indicate a preference for on page 110. The applicant is proposing to use white vinyl for the lattice, porch post sleeves and screen door. Does the Board consider this acceptable since the porch is a rear addition not visible to the public view or should these items be replaced with wood painted white? Staff understands that vinyl is not a typical material for use in the OHD.

In addition to the porch the applicant is requesting a patio and walkways. These will be pebble colored stamped concrete. Although the guidelines do not appear to directly address a patio the stamped concrete is in keeping with the intent of the guidelines as they relate to driveways, walkways and parking areas.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the facts that:

- The porch addition is an appropriate mass and scale for the structure; and
- The porch addition is located in the rear and not visible to the public right-of-way; and
- The patio and walkways are in keeping with the character of the OHD; and
- The use of vinyl does not meet the design guidelines criteria to convey traditional construction techniques.

I move to approve TLHP-2012-0014 with the amended condition that all vinyl materials be replaced with wood materials (or as amended as deemed appropriate by the Board).

Or;

I move to approve TLHP-2012-0014 as submitted.